

Message Text

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ACTION FBOE-00

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R 101306Z APR 75

FM AMEMBASSY THE HAGUE

TO SECSTATE WASHDC 5649

UNCLAS THE HAGUE 1811

FOR FBO STANGE AND EUR JOAN CLARK

E.O. 11652: N/A

TAGS: ABLD, NL

SUBJ: NEW CONSULATE GENERAL BUILDING FOR ROTTERDAM

1. CG CHRISTIANO AND I CALLED ON DEPUTY BURGOMASTER VAN DER PLOEG MARCH 27 TO EXPLORE POSSIBILITY WHEREBY CITY OF ROTTERDAM WOULD FINANCE NEW CONSULATE GENERAL BUILDING ON USG PROPERTY ON BLAAK (FBO 31256) AND WE WOULD THEN LEASE BUILDING FROM CITY. VAN DER PLOEG RESPONDED THAT CITY WOULD NOT WISH TO ASSIST IN SUCH PROJECT BECAUSE CITY WOULD PREFER TO HAVE APARTMENT HOUSES WHERE OUR PROPERTY LOCATED. VAN DER PLOEG THEN INDICATED THAT ROTTERDAM COULD WELL BE WILLING TO TRADE ANOTHER SUITABLE LOT OR LOT WITH EXISTING BUILDING OR BUILDING TO BE BUILT BY GON FOR BLAAK PROPERTY.

2. WE RESPONDED THAT STATE MIGHT BE WILLING TO CONSIDER THIS AND SAID WE WOULD GET STATE'S VIEWS. VAN DER PLOEG THEN MENTIONED THAT ALDERMAN REIZENKAMP, WHO IS IN CHARGE OF FINANCES, WILL TAKE THIS MATTER UP WITH US WHEN HE RETURNED FROM TRIP ABROAD EARLY MAY.

3. CONTRACT OF PURCHASE WOULD ESTABLISH PRESENT VALUE OF BLAAK PROPERTY ABOUT SIX HUNDRED THOUSAND GULDERS WHICH IS AGGREGATE OF ORIGINAL VALUE OF ONE HUNDRED SEVENTY ONE THOUSAND GULDERS COMPOUNDED AT FIVE PERCENT ANNUALLY. MARKET VALUE OF PROPERTY WAS APPRAISED AT ONE MILLION TWO HUNDRED THIRTY FIVE THOUSAND GULDERS IN 1971. THOUGH CITY LEGALLY NOT BOUND TO CREDIT USG WITH MORE THAN FORMER AMOUNT UNCLASSIFIED

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IT MAY BE WILLING TO BARGAIN FOR LARGER AMOUNT IN ORDER TO

OBTAİN OUR PROPERTY FOR RESIDENTIAL PURPOSES. DOLLAR
PRESENTLY AT 2.41 GUILDERs.

4. WE HAVE OBLIGATION UNDER OUR LEASE TO GIVE ONE YEAR'S NOTICE BY APRIL 30, 1975. AS TO WHETHER WE INTEND TO EXTEND OUR LEASE FOR EXISTING CONGEN OFFICES BEYOND EXPIRATION DATE OF APRIL 30, 1976 AS CITED OUR OM DATED MARCH 21. OUR PRESENT INCLINATION IS TO EXTEND LEASE ON PRESENT PROPERTY FOR FIVE YEARS BEYOND EXPIRATION DATE AS NEW RENTAL WOULD BE AUGMENTED ONLY BY COST OF LIVING INCREASE AND BECAUSE EXISTING LEASE PROVIDES UNDER PARA 5 QTE IN THE EVENT THAT THE GOVERNMENT OF THE UNITED STATES ACQUIRES ITS OWN PROPERTY IN ROTTERDAM, IT SHALL BE AT LIBERTY TO TERMINATE THIS LEASE UPON GIVING NOTICE TO THE LESSOR SIX MONTHS IN ADVANCE, WITHOUT THE LESSOR HAVING RIGHT TO ANY PAYMENT OTHER THAN FOR RENTAL TO THE DATE THE LESSEE SURRENDERS THE PREMISES. UNQTE.

5. AS IT WOULD APPEAR THAT AN EXCHANGE OF PROPERTY EITHER FOR COMPLETED BUILDING OR MORE VALUABLE LOT WOULD DEFINITELY BE IN INTEREST OF USG, WE PLAN TO EXPLORE MATTER FURTHER WITH CITY AND REPORT WHAT POSSIBILITIES DEVELOP. MEANWHILE, REQUEST PERMISSION TO EXTEND LEASE AS OUTLINED IN PARA 4.
GOULD

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